

137.0

0002

0009.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

977,200 / 977,200

977,200 / 977,200

977,200 / 977,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		VENNER RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	KALLAS ANTHONY H & MATILDA	
Owner 2:		
Owner 3:		

Street 1:	5 VENNER ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 6,993 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Brick Veneer Exterior and 2943 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6993		Sq. Ft.	Site		0	90.	0.81	10			Med. Tr	-10					510,130						510,100	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
101	6993.000	467,100		510,100	977,200			87925
Total Card	0.161	467,100		510,100	977,200			GIS Ref
Total Parcel	0.161	467,100		510,100	977,200			GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	332.00	/Parcel:	332.0		Insp Date
								08/31/17

APPRAISED: 977,200 / 977,200

USE VALUE: 977,200 / 977,200

ASSESSED: 977,200 / 977,200

**USER DEFINED**

Prior Id # 1:	87925
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:54:08
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
09/12/17	15:52:41
ekelly	
10613	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Parcel ID								
137.0-0002-0009.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	466,300	0	6,993.	510,100	976,400	976,400
2019	101	FV	389,200	0	6,993.	538,500	927,700	927,700
2018	101	FV	389,200	0	6,993.	396,800	786,000	786,000
2017	101	FV	388,200	0	6,993.	379,800	768,000	768,000
2016	101	FV	388,200	0	6,993.	351,400	739,600	739,600
2015	101	FV	348,400	0	6,993.	294,700	643,100	643,100
2014	101	FV	348,400	0	6,993.	287,900	636,300	636,300
2013	101	FV	348,400	0	6,993.	274,300	622,700	622,700

**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WASHINGTON ST.	22137-146		6/19/1992		225,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2016	2057	Re-Roof	34,785	C				
2/5/2007	76	New Wind	53,589			G8	GR FY08	
6/1/1994	241	Manual	11,000					ROOF

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	345	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
11/12/1992		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 97 - Tudor	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath: 1	Rating:	LOC=HIGHWAY. SCUTTLE. FRPL IN EFP BOARDED UP. OF=SINK IN BMT, WETBAR SINK IN KIT. & XTRA SINK IN MBTH.				22	14	ATC	GAR													
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 8 - Brick Veneer	Sec Wall: 1 - Wood Shingl 50 %	3/4 Bath: 1	Rating: Average	A 3QBth 1	Rating: Good	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 3	Rating: Average	2	4	16	HST											
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: RED W/BROWN BRICK	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	FrpI: 2	Rating: Good	WSFlue:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O	9	9	9	FFL											
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Grade: C+ - Average (+)	Year Blt: 1929	Eff Yr Blt:	Alt LUC:	Total Units:	Location:	Floor:	% Own:	Totals	RMs: 6	BRs: 3	Baths: 1	HB 1	Exterior:	No Unit	RMS	BRS	FL											
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:	Name:					1	6	3		Interior:	1	6	3												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>												
Avg Ht/FL: STD	Prim Int Wall 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	Functional:	Economic: L - Location	Special:	Total: 22.67 %	Override:	Basic \$ / SQ: 125.00	Size Adj.: 1.11443734	Const Adj.: 1.04565299	Adj \$ / SQ: 145.664	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>				
Prim Floors: 3 - Hardwood	Sec Floors:									Other Features: 127000	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val			Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Bsmnt Flr: 6 - Ceramic Tile	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	LUC Factor: 1.00	Adj Total: 603988	Juris. Factor:	Before Depr:	160.23										FFL	First Floor	1,141	145.660	166,203						
					Depreciation: 136924	Special Features: 0	Val/Su Net:	100.52									BMT	Basement	988	72.190	71,325							
					Deprecated Total: 467064	Final Total: 467100	Val/Su SzAd:	206.61									SFL	Second Floor	940	145.660	136,924							
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID	137.0-0002-0009.A												PAT	Patio	806	2,840	2,288		
<b>SPEC FEATURES/YARD ITEMS</b>																GAR	Garage	308	24.170	7,445								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	EFP	Enclos Porch	240	40.330	9,679						
																		ATC	Attic	108	145.660	15,703						
																		HST	Half Story	72	145.660	10,488						
																		Net Sketched Area:	4,647	Total:	422,079							
																		Size Ad	2260.8	Gross Are	4919	FinArea	2943					
<b>IMAGE</b>																<b>AssessPro Patriot Properties, Inc</b>												
More: N	Total Yard Items:	Total Special Features:												Total:														